

Memorandum



Date: March 8, 2016

Agenda Item No. 8(N)(4)

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over the printed name of the Mayor.

Subject: Resolution Authorizing Miami-Dade Transit to Secure Independent, Certified Real Property Appraisers to Perform Real Property Appraisals on an As-Needed Basis, in Accordance with Established Miami Dade County Appraiser Selection Procedures, in an Amount Not to Exceed \$150,000.00

Recommendation

Is it recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing Miami-Dade Transit (MDT) to secure independent, certified real property appraisers holding a professional designation of MAI (Member Appraisal Institute) or (ASA) Accredited Senior Appraiser, American Society of Appraisers, to perform real property appraisals on an as-needed basis in accordance with established Miami-Dade County (County) appraiser-selection procedures in a blanket amount not to exceed \$150,000.00 until funds are expended.

Scope

MDT appraisal sites are located throughout the County, therefore, the impact of this agenda item is countywide.

Fiscal Impact/Funding Source

The amount of this proposed blanket authorization is \$150,000.00 and is funded from MDT Operating Budget (Index Code MT480100). Funding for appraisals related to joint development, leases, acquisition, and sale of properties is budgeted annually in the MDT Operating Budget.

Track Record/Monitor

The appraisers are selected by the County's Appraisal Selection Committee. The person responsible for managing this appraisal blanket authorization is Froilan I. Baez, Chief of the Right-of-Way, Utilities and Joint Development Division, MDT.

Delegated Authority

In accordance with Section 2-8.3 of the Miami-Dade County Code related to identifying delegation of Board authority, there are no authorities beyond those specified in the resolution.

Background

MDT is requesting approval from the Board to hire independent appraisers on an as-needed basis for MDT projects. Blanket appraisal authorizations enable staff to secure appraisal services to carry out various real estate planning, leasing, acquisitions, sales, developments, and management functions.

Time is of the essence when acquiring, selling, or leasing real estate, and the blanket appraisal authorization process allows staff to effectively and efficiently proceed with projects.

In the past, the Board has approved blanket appraisal authorizations for other County departments including Public Works (R-245-07), Miami-Dade Water and Sewer Department (R-671-14), and the former General Services Administration (R-797-00), whose authorization now falls under the Internal Services Department. Since 1998, the Board approved nine (9) blanket appraisal authorizations for MDT (R-972-07, R-318-07, R-564-04, R-960-03, R-598-01, R-1373-99, R-509-99, R-342-98, and R-313-11) enabling MDT to secure appraisals, appraisal updates, and appraisal reviews on an expedited basis.

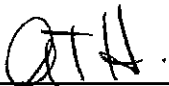
This request of \$150,000.00 will replenish the already exhausted current MDT blanket approved by Resolution R313-11. The new blanket authorization will enable MDT to continue to secure quick appraisals for real estate planning, leasing, acquisition, sale, development, and management functions.

County procedures are followed by soliciting project-specific proposals from County-approved independent real property appraisers whose proposals are approved by the Appraiser Selection Committee chaired by the County Attorney's Office.

The selected property appraisers must meet the following criteria:

- Submit a competitive bid price and reasonable time frame for completion;
- Hold a current professional designation (MAI, ASA);
- Meet current State of Florida requirements for state-certified appraisers;
- Hold a current State of Florida Certified General Appraiser License (RZ designation);
- Have related project experience;
- Demonstrate skill in producing reports in compliance with Uniform Standards of Professional Appraisal Practice (USPAP); and
- Demonstrate competent prior performance.

Additionally, appraisers must comply with applicable federal regulations on appraisals involving federally-assisted projects.



Alina T. Hudak
Deputy Mayor



MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: March 8, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(N)(4)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N)(4)
3-8-16

RESOLUTION NO. _____

RESOLUTION AUTHORIZING MIAMI-DADE TRANSIT TO SECURE INDEPENDENT, CERTIFIED REAL PROPERTY APPRAISERS TO PERFORM REAL PROPERTY APPRAISALS ON AN AS-NEEDED BASIS, IN ACCORDANCE WITH ESTABLISHED COUNTY APPRAISER SELECTION PROCEDURES, IN AN AMOUNT NOT TO EXCEED A BLANKET AMOUNT OF \$150,000.00, FUNDED BY MIAMI-DADE TRANSIT OPERATING FUNDS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby authorizes Miami-Dade Transit to secure independent, certified real property appraisers holding a professional designation of Member Appraisal Institute or Accredited Senior Appraiser to perform property appraisals on an as-needed basis, in accordance with established County appraiser selection procedures, in an amount not to exceed a blanket amount of \$150,000.00 and authorizes the Mayor or the Mayor's designee to execute same for and on behalf of Miami-Dade County.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

| | |
|-------------------------------------|----------------------|
| Jean Monestime, Chairman | |
| Esteban L. Bovo, Jr., Vice Chairman | |
| Bruno A. Barreiro | Daniella Levine Cava |
| Jose "Pepe" Diaz | Audrey M. Edmonson |
| Sally A. Heyman | Barbara J. Jordan |
| Dennis C. Moss | Rebeca Sosa |
| Sen. Javier D. Souto | Xavier L. Suarez |
| Juan C. Zapata | |

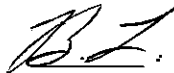
The Chairperson thereupon declared the resolution duly passed and adopted this 8th day of March, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Bruce Libhaber